

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 17th day of April 2018 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member

constituting a quorum with Gary Martin and Robert Rainwater absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU18-08	The Shacks, The Wallis, The Baker
CU18-03/SU18-02	Corky's Gaming Bistro
CU18-01A	Boomerjack's Grill

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-5 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 8:56 p.m.

ITEM 6. – CONDITIONAL USE APPLICATION CU18-08 THE SHACKS, THE BAKER, THE WALLIS

First for the Commission to consider and make recommendation to City Council was conditional use application CU18-08 submitted by Lucilo Pena for property located at 3570, 3580 North Grapevine Mills Boulevard and 3155 Stars and Stripes Way and proposed to be platted as Lot 1, Block A, The Charleston and Lots 1A1, 3A1, 3A2, 5ARA1, 5ARA2, Block A, Grapevine Mills Crossing. The applicant was requesting a conditional use permit to establish a master site development plan to include, but not be limited to building elevation improvements to the existing multi-tenant building, along with the addition of a new multi-structure retail and restaurant development, and two, four-story multifamily structures and two, three-story brownstone structures.

In the Commission's deliberation session the Commission, Dennis Luers moved to approve conditional use application CU18-08. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers
Nays: None

ITEM 7. PRELIMINARY PLAT LOT 1, BLOCK A, CHARLESTON ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block A, Charleston Addition. The applicant was preliminary platting 10.49 acres for the development of a master site development.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Preliminary Plat Application of Lot 1, Block A, Charleston Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers
Nays: None

ITEM 8. FINAL PLAT LOT 1, BLOCK A, CHARLESTON ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block A, Charleston Addition. The applicant was final platting 10.49 acres for the development of a master site development.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block A, Charleston Addition. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers
Nays: None

ITEM 9. CONDITIONAL USE APPLICATION CU18-03 AND SPECIAL USE APPLICATION SU18-02 CORKY'S GAMING BISTRO

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-03 and special use application SU18-02 submitted by Neil Hupfauer for property located at 3520 North Grapevine Mills Boulevard and platted as Lot 5A2, Block A, Grapevine Mills Crossing. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU06-55 (Ord. 2007-06) for a planned commercial center, specifically to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant with outside dining. The applicant is also seeking a special use permit to allow skill/coin-operated machines in excess of eight machines.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU18-03. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers
Nays: None

In the Commission's deliberation session, B J Wilson moved to approve special use application SU18-02. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers
Nays: None

ITEM 11. CONDITIONAL USE APPLICATION CU18-01A BOOMERJACK'S

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-01A submitted by Bruce Hvidsten for property located at 201 West State Highway 114 and platted as Lot 5, Block 6, Metroplace Second Installment. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU10-19 (Ord. 2010-45) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, specifically to revise the building elevations.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU18-01A. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers
Nays: None

ITEM 12. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the March 20, 2018, Planning and Zoning Workshop.

B J Wilson moved to approve the March 20, 2018 Planning and Zoning Workshop minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Tiggelaar and Luers
Nays: None
Abstain: Fechter

ADJOURNMENT


With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:02 a.m. Monica Hotelling seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers
Nays: None

PLANNING & ZONING COMMISSION
APRIL 17, 2018

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF MAY 2018.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

